

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Baltimore Gas and Electric Company, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for the zoning of the above described property to be reclassified pursuant to the Zoning Law of Baltimore County from an _____ zone to an _____ zone for the following reasons:

For a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving structure and control house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BALTIMORE GAS AND ELECTRIC COMPANY
BY: *John B. Howard*
John B. Howard, Esquire
Address: 210 Allegheny Avenue,
P. O. Box 5517
Towson, Maryland 21204
Phone: 383-4111
Martha A. Delea, Petitioner's Attorney
Address: Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203-Phone: 234-5697
ORDERED By The Zoning Commissioner of Baltimore County, this _____ 28th _____ day of _____ 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 21st _____ day of _____ February _____ 1980 at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

cc: Martha A. Delea, Attorney
Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ 28th _____ day of _____ December _____ 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Baltimore Gas & Electric Company
Petitioner's Attorney: John B. Howard

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Office Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Item No. 98
Petitioner - Baltimore Gas & Electric Company
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct a wireless transmitting and receiving structure and control house at the existing Northeast Substation, which is located west of Bird River Road in the 15th Election District, this Special Exception is required.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Martha A. Delea, Attorney
Gas & Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

Mr. J. F. Douthirt, III
Electric Engineering Department
Baltimore Gas & Electric Company

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for Northeast Substation, in the Fifteenth Election District of Baltimore County, State of Maryland:

Beginning for the same at a point on the southeasternmost outline of the parcel of land now being described, where said outline is intersected by the center line of an existing electrical transmission line right-of-way, 170 feet wide, said point of beginning being further located along said centerline of existing electrical transmission line right-of-way from the center of Bird River Road by the two following courses and distances: North 80 degrees 59 minutes 00 seconds West - 521.28 feet and North 44 degrees 22 minutes 00 seconds West - 238.05 feet, said point in Bird River Road being distant 928 feet more or less measured southerly along said road from its intersection with Vincent Road, thence leaving said point of beginning so fixed and binding on the outlines of the parcel of land now being described the seven following courses and distances: South 45 degrees 38 minutes 00 seconds West - 923.03 feet, North 48 degrees 40 minutes 30 seconds West 83.25 feet, North 47 degrees 58 minutes 00 seconds West - 797.00 feet, North 55 degrees 59 minutes 50 seconds West - 167.08 feet, North 42 degrees 54 minutes 10 seconds East - 1342.09 feet, South 45 degrees 31 minutes 40 seconds East - 1106.21 feet and South 45 degrees 38 minutes 00 seconds West - 349.94 feet to the place of beginning.

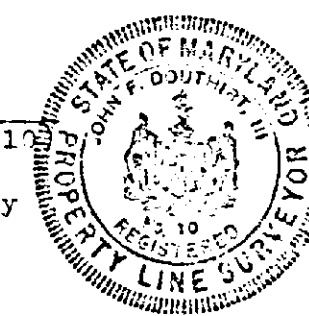
Containing 32.037 acres of land more or less.

The courses in the above description are referred to the True Meridian from a survey by Dollenberg Brothers dated August 21, 1958.

The above described parcel of land is shown on Plat No. 86-207-E attached hereto and made a part hereof.

John F. Douthirt, III
John F. Douthirt, III (P.L.S. No. 17)
Electric Engineering Department
Baltimore Gas and Electric Company

September 26, 1979



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #98 (1979-1980)
Property Owner: Baltimore Gas & Electric Co.
Page 2
December 28, 1979

Water and Sanitary Sewer:

There are 8 and 16-inch water mains in Hilltop Road and Bird River Road, respectively. Public sanitary sewerage is not available to serve this property. This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line and in an area designated "Planned Service" on Baltimore County Water and Sewerage Plans W-17B and S-17B, as amended, respectively.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

M-SE Key Sheet
24 & 25 NE 35-37 Pos. Sheets
NE 6 & 7 I & NE 7J Topo
82 & 83 Tax Maps



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #98 (1979-1980)
Property Owner: Baltimore Gas & Electric Co.
759.33' W. Bird River Rd. 928' S. Vincent Rd.
Existing Zoning: RD 3
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house (IDCA 79-49X)
Acres: 32.037 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project PIP 79-49X.

Highways:

Bird River Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a wireless transmitting and receiving structure and control house should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of February, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure and control house, in accordance with the revised site plan, Dwg. 86-207-E, Rev. A, marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order. Subject, however, to the following restrictions:

1. Provide one parking space for every three employees on the largest shift.
2. A revised site plan be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....day of....., 197..., that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a.....zone; and/or the Special Exception for.....be and the same is hereby DENIED.

.....
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #98, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

Property Owner: Baltimore Gas and Electric Company
Location: 759.33' W. Bird River Rd. 928' S. Vincent Rd.
Existing Zoning: RC-3
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house (IDCA 79-49-X)
Acres: 32.037
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of November 15, 1979:

ITEMS: 97 - 98 - 99 - 103

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MJF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #98, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Baltimore Gas & Electric Company
Location: 759.33' W Bird River Rd. 928' S Vincent Rd.
Existing Zoning: RC-3
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house (IDCA 79-49-X)
Acres: 32.037
District: 15th

Employees operating the control building for the proposed microwave tower have access to sanitary facilities located in another control house on the same property. This control house is served by a private water well and sewage disposal system, both of which are functioning properly. No health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJE/rthg



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Baltimore Gas & Electric Company

Location: 759.33' W Bird River Rd. 928' S Vincent Rd.

Item No. 98 Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 98 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Baltimore Gas and Electric Company
Location: 759.33' W Bird River Road 928' S Vincent Road
Existing Zoning: RC-3
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house (IDCA 79-49-X)

Acres: 32.037
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

X J. Comment: Certification by Structural Engineer will be required on completion of tower.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96, 97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
M. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH H. MCDONALD, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSANIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCHUS
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MALCOLM R. SMITH, JR.
RICHARD W. TRACET, D.V.M.

February 27, 1980

John B. Howard, Esquire
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204

RE: Petition for Special Exception
Beginning 759.33' W of Bird River
Road, 924' S of Vincent Road -
15th Election District
Baltimore Gas and Electric Com-
pany - Petitioner
NO. 80-161-X (Item No. 98)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/erl

Attachments

cc: Martha A. Deles, Esquire
Gas and Electric Building
P. O. Box 1475
Baltimore, Maryland 21203

John W. Hessian, III, Esquire
People's Counsel

JUN 17 1980

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-161-X Item 98

Date: February 7, 1980

Petition for Special Exception
Beginning 759.33 feet West of Bird River Road, 928 feet South of Vincent Road
Petitioner - the Baltimore Gas and Electric Company

15th District

HEARING: Thursday, February 21, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

QUALIFICATIONS OF APPRAISER

(Lernard F. Semon)

MEMBER:

Baltimore County Appraisers' Society - President - 1978-80
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute
Completed Real Estate Appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1960
Actively engaged in the appraisal and acquisition of
Real estate since 1963
Actively participated in limited partnerships involving
Residential condominium townhouse development, commercial and
Office building partnerships as well as a major size
Residential large lot development.

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company, Engineers
Kidd Consultants
Numerous attorneys, engineers, developers and private individuals

- 2 -

TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court for Baltimore County
Circuit Court for Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C. 20554

JAN 31 1980

IN REPLY REFER TO
7120-02

Baltimore Gas and Electric Co.
Electric Engineering Department
P.O. Box 1475
Baltimore, Maryland 21203

Attention: Supervising Engineer
Dear Private Microwave Licensee,

Your application(s), FCC File Number(s) 3238-61-OF-69 for authorization(s) to modify, renew, assign, and/or establish a new station(s) has (have) been approved for grant effective January 29, 1979 for a five year period. Formal license(s) will be mailed to you within the next several weeks. In the interim, you are hereby authorized to commence operating the facilities in exact accordance with the technical terms specified in the application(s).

File No.	Call Sign	Location	Freq. (MHz)
*3238-OF-69	KGC 80	Parkville, MD	1985,1945,1955
*3239-OF-69	KGC 24	Texas, MD	1865,1875
*3240-OF-69	KGC 25	Baltimore, MD	1895
*3241-OF-69	KGI 31	Baltimore, MD	1965
*3242-OF-69	KGM 71	Reisterstown, MD	1955,1935,1945
*3243-OF-69	KGM 90	Middle River, MD	2195,8
*3244-OF-69	KXU 37	Baltimore, MD	2146.8,1885,1375
*3245-OF-69	KXU 38	Baltimore, MD	1965
*3246-OF-69	KXU 39	Norrisville, MD	1855,1865,1885
*3247-OF-69	KXU 40	Whiteford, MD	1965
***3248-OF-69	WAM 281	Granite, MD	1945,1975

*** replaces letter of grant dated 10/29/79 for application numbered 1674-OF-29.

* replaces letter of grant dated 9/19/78 for applications numbered 3573-78-OF-37, respectively.

Retain a copy of this letter at the location of station records.
(continued on page 2)

Sincerely yours,

Carlos V. Roberts
Carlos V. Roberts
Chief, Private Radio Bureau

FEDERAL COMMUNICATIONS COMMISSION
WASHINGTON, D.C. 20554

IN REPLY REFER TO:
7120-02
(page 2)

JAN 31 1980

Baltimore Gas and Electric Co.

Dear Private Microwave Licensee,

Your application(s), FCC File Number(s) for authorization(s) to modify, renew, assign, and/or establish a new station(s) has (have) been approved for grant effective January 29, 1979 for a five year period. Formal license(s) will be mailed to you within the next several weeks. In the interim, you are hereby authorized to commence operating the facilities in exact accordance with the technical terms specified in the application(s).

File No.	Call Sign	Location	Freq. (MHz)
3249-OF-69	WU 50	Cambrills, MD	1865,1905,1875,2132.5
3250-OF-69	WU 51	Mt. Zion, MD	1955,1965
*3251-OF-69	WU 52	Lusby, MD	1955
3252-OF-69	WU 53	Huntington, MD	1875,1885
3253-OF-69	WU 54	Laurel, MD	1865,1985
3254-OF-69	WLR 54	Dundalk, MD	1875
3255-OF-69	WIA 712	Glen Burnie, MD	1955,1945,1975
3256-OF-69	WIA 713	Manor Gate Station, MD	1945,1975
3257-OF-69	WIA 714	Baltimore, MD	1975,1965
3258-OF-69	WIA 715	Perry Hall, MD	1885,1895,1905
3259-OF-69	WIA 716	Westminster, MD	1875
3260-OF-69	WIA 717	Chase, MD	1965
3261-OF-69	WIA 718	Woodlawn, MD	1885,1865,1895

** replaces letter of grant dated 1/26/79 for applications numbered 4375-OF-88.
Retain a copy of this letter at the location of station records.

Sincerely yours,

Carlos V. Roberts
Carlos V. Roberts
Chief, Private Radio Bureau
PETITIONER'S EXHIBIT 5

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 2/5/80
Posted for: Baltimore Gas and Electric Co.
Petitioner: Baltimore Gas and Electric Co.
Location of property: 759.33 feet West of Bird River Road, 928 feet South of Vincent Road, 15th District
Location of Signs: 759.33 feet West of Bird River Road, 928 feet South of Vincent Road, 15th District
Remarks: Petitioner's attorney to property owner
Posted by: Sean Coleman Signature Date of return: 2/7/80

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DP</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: 4445	Map #									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 7 day of Jan, 1979.

Filing Fee \$ 57 Received: ☒ Check
☐ Cash
☐ Other

Petitioner: *John E. Hammond* Submitted by: *John E. Hammond*

Petitioner's Attorney: *John E. Hammond* Reviewed by: *John E. Hammond*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 21, 1980 ACCOUNT: 01-662

RECEIVED FROM: *John E. Hammond, Esquire* AMOUNT: \$63.25

FOR: Advertising and Posting for Case No. 80-161-X

853 1211 22 6325

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: January 21, 1980 ACCOUNT: 01-662

RECEIVED FROM: *John E. Hammond, Esquire* AMOUNT: \$50.00

FOR: Filing Fee for Case No. 80-161-X

843 7824 24 5000

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION
15th DISTRICT
ZONING: Petition for Special Exception
LOCATION: Beginning 759.33 feet West of Bird River Road, 928 feet South of Vincent Road
DATE & TIME: To-won, February 21, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for a wireless transmittal and receiving structure and antenna house. All that parcel of land in the Fifth District of Baltimore County, beginning for the same at a point on the southeast corner of the parcel of land now being described, where said outline is intersected by the center line of an existing electrical transmission line (170 feet wide, mid-point of beginning being further located along said centerline of existing electrical transmission line right of way from the center of Bird River Road by the two following courses and distances: North 80 degrees 59 minutes 00 seconds West 121.00 feet and North 44 degrees 22 minutes 00 seconds West 238.00 feet, said point in Bird River Road being distant 828 feet more or less measured southerly along said road from its intersection with Vincent Road, thence bearing said point of beginning as fixed and binding on the outlines of the parcel of land now being described the seven following courses and distances: South 45 degrees 38 minutes 00 seconds West 102.00 feet, North 45 degrees 40 minutes 30 seconds West 32.35 feet, North 47 degrees 56 minutes 00 seconds West 77.00 feet, North 43 degrees 54 minutes 10 seconds East 132.00 feet, South 45 degrees 38 minutes 00 seconds East 116.21 feet and South 45 degrees 38 minutes 00 seconds West 169.84 feet to the place of beginning. Containing 28.00 acres of land, more or less.

Being the property of the Baltimore Gas and Electric Company, as shown on plat filed with the Zoning Department. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County Jan. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 31, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 31st day of January, 1980, the first publication appearing on the 31st day of January, 1980.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING

15th District
Zoning: Petition for Special
Exception
Location: Beginning 758.83
feet West of Bird River road,
928 feet South of Vincent road.
Date & Time: Thursday,
February 21, 1980 at 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioners of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for Special Exception
for a wireless transmitting and
receiving structure and control
house.

All that parcel of land in the
Fifteenth District of Baltimore
County

Beginning for the same at a
point on the southeasternmost
outline of the parcel of land now
being described, where said
outline is intersected by the
center line of an existing
electrical transmission line
right-of-way, 170 feet wide, said
point of beginning being further
located along said centerline on
existing electrical transmission
line right-of-way from the center
of Bird River Road by the two
following courses and distances:

North 50 degrees 19 minutes 00
seconds West - 521.28 feet and
North 44 degrees 22 minutes 00
seconds West - 235.08 feet, said
point in Bird River road being
distant 928 feet more or less
measured southerly along said
road from its intersection with
Vincent road, thence leaving
said point of beginning as fixed
and binding on the outlines of
the parcel of land now being
described the seven following
courses and distances: South 45
degrees 38 minutes 01 seconds
West - 923.03 feet, North 48
degrees 40 minutes 30 seconds
West 83.25 feet, North 47
degrees 35 minutes 00 seconds
West - 797.00 feet, North 55
degrees 58 minutes 50 seconds
West - 187.08 feet, North 42
degrees 54 minutes 10 seconds
East - 1542.09 feet, South 45
degrees 31 minutes 40 seconds
East - 1106.21 feet and South 45
degrees 38 minutes 00 seconds
West - 549.94 feet to the place of
beginning.

Containing 32.037 acres of
land more or less.

Being the property of the
Baltimore Gas and Electric
Company, as shown on plat plan
filed with the Zoning
Department.

Hearing Date:
THURSDAY, FEBRUARY 21, 1980
AT 9:30 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner of
Baltimore County

THE ESSEX TIMES

Bel Air, Md.

This is to Certify, That the annexed

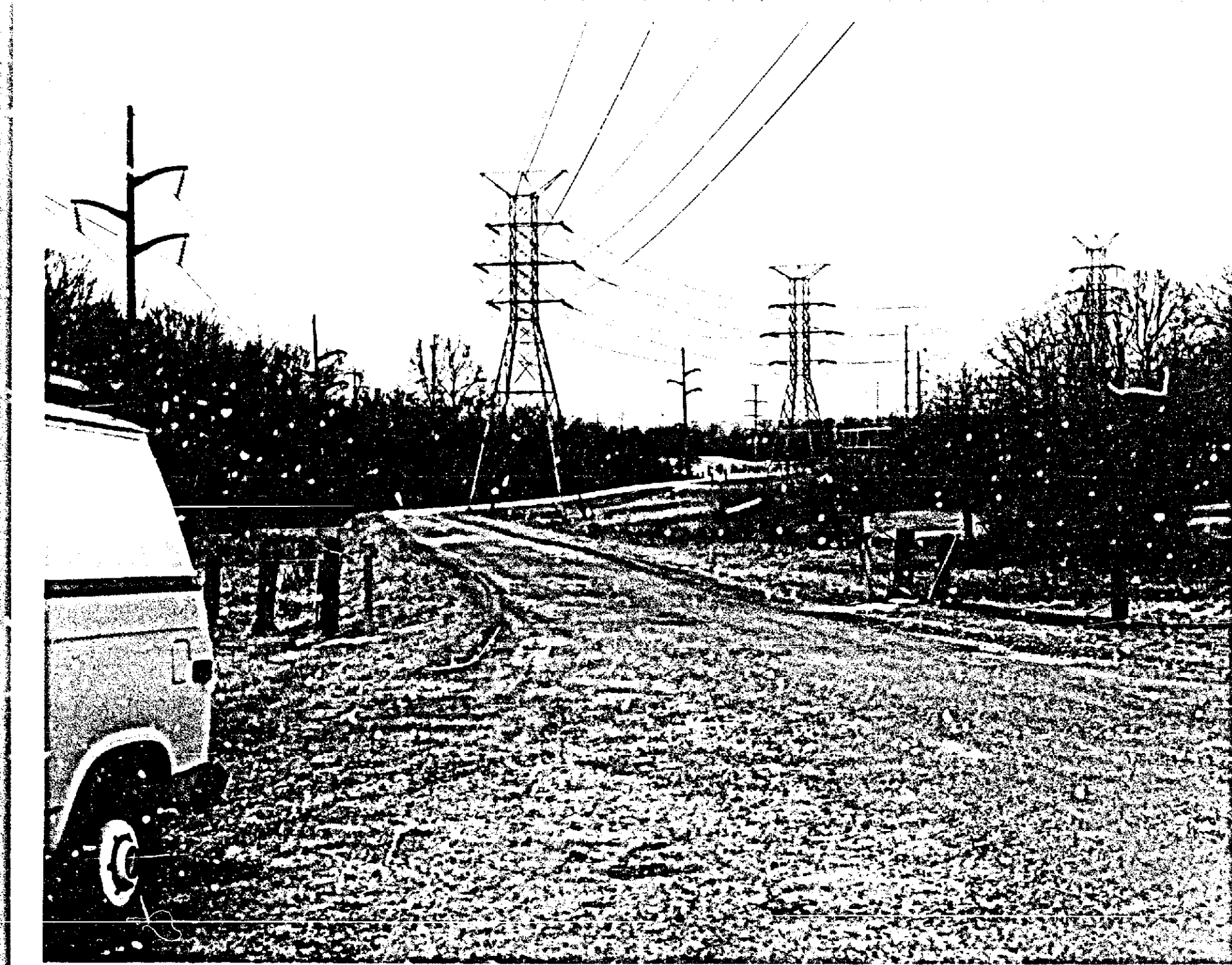
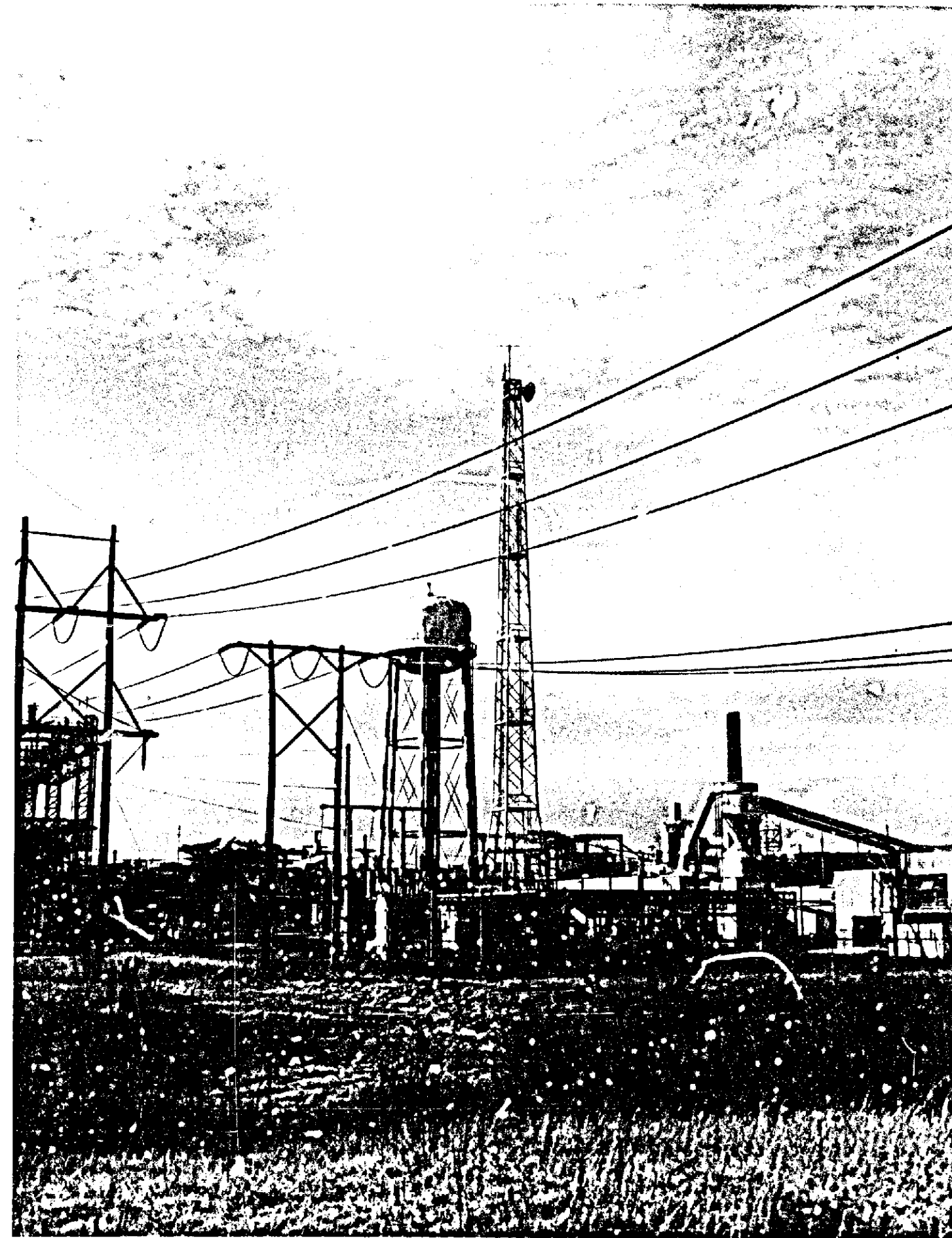
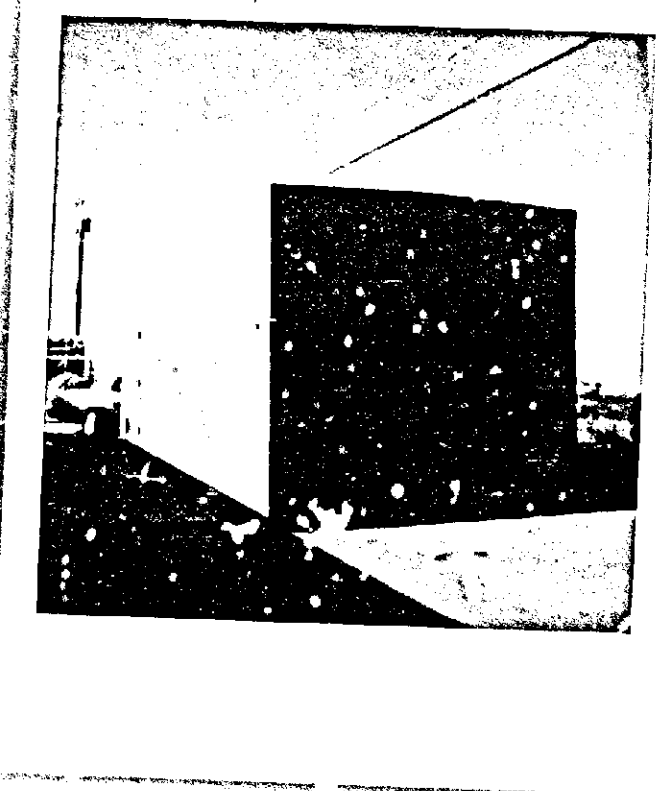
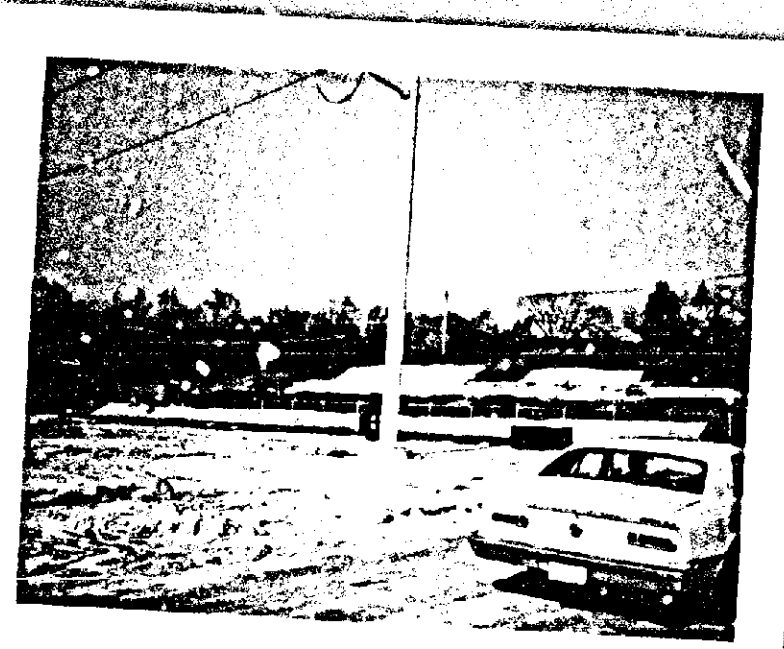
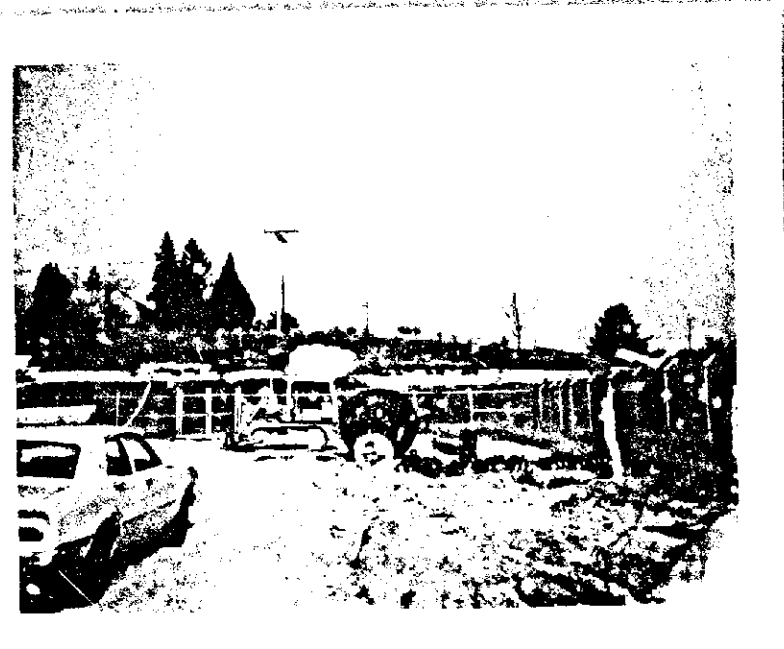
was inserted in THE ESSEX TIMES, a newspaper printed
and published in Harford County, once in each

of successive

weeks before the day of

Feb. 1980

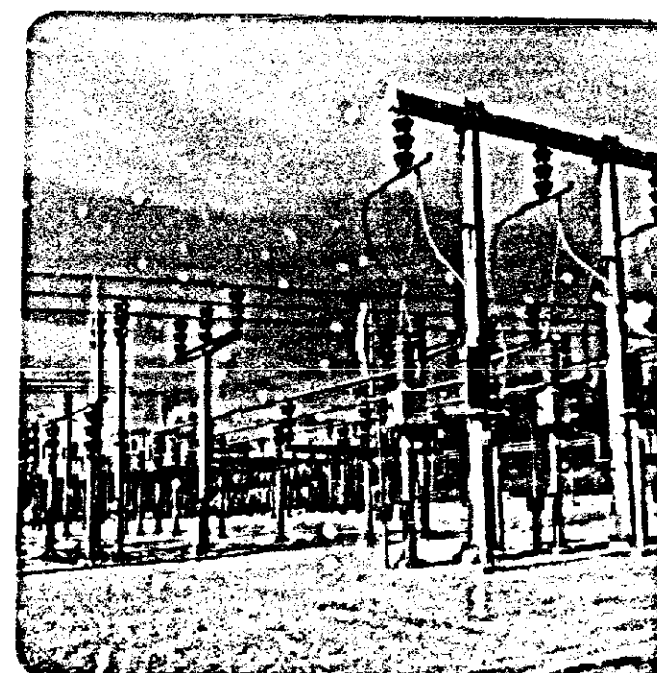
Publisher.



PHOTOGRAPHS BALTIMORE GAS & ELECTRIC COMPANY NORTHEAST SUBSTATION SITE



View looking easterly from a point inside
the substation site at the access road
leading to Bird River Road.



Two interior views of the substation site
itself.



PHOTOGRAPHS, CONTD.



View taken from a point near the
access road into the site showing
the proposed location of the
microwave tower. Installation
will be beyond the third spool
of wire as shown in the photo.



View looking from a point where
the microwave tower is to be
installed and showing the north
property line at the top of the
bank. In the background is the
existing dwelling owned by Mrs.
Jones.



View looking northeasterly from a point where
the tower will be installed and showing the top
of the existing residence owned by Robbie A. Decker.

PETITIONER'S
EXHIBIT 7

TRUE NORTH

P. 103
A. DECKER
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 460
R. T. SMITH
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 268
BALTIMORE GAS & ELECTRIC CO
GAS & ELECTRIC BUILDING
BALTIMORE, MD 21203

KAUFMAN
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

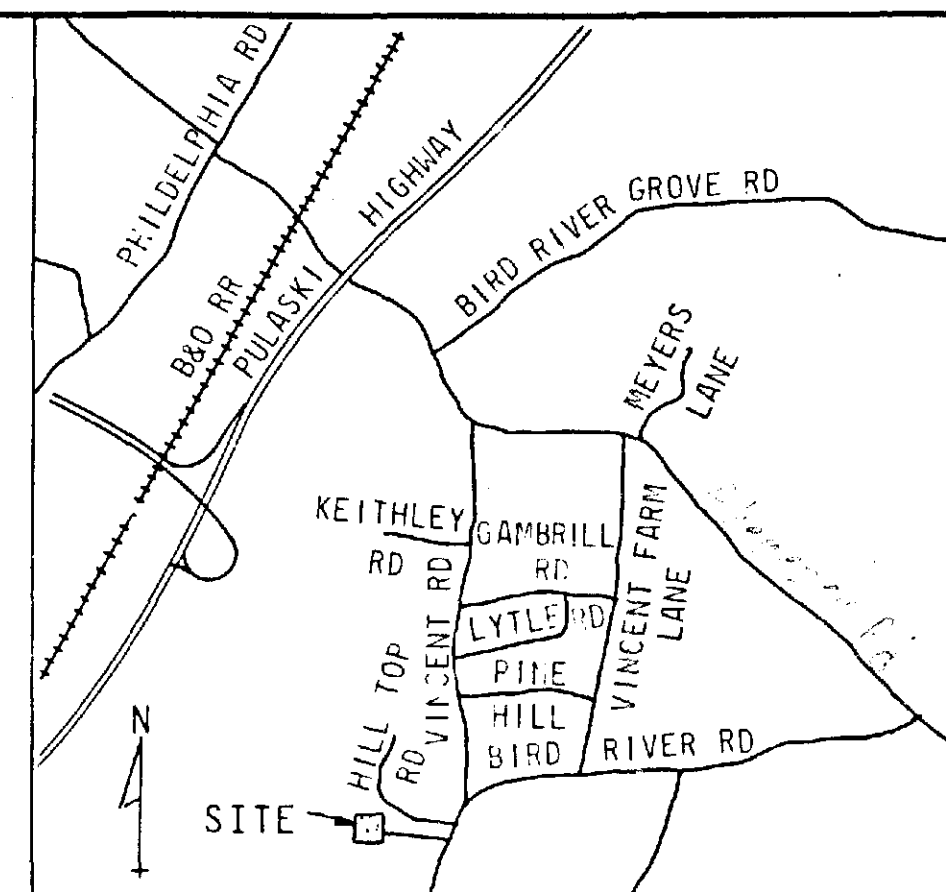
TERSON
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

BUTT
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 290
L. L. SIGMON
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

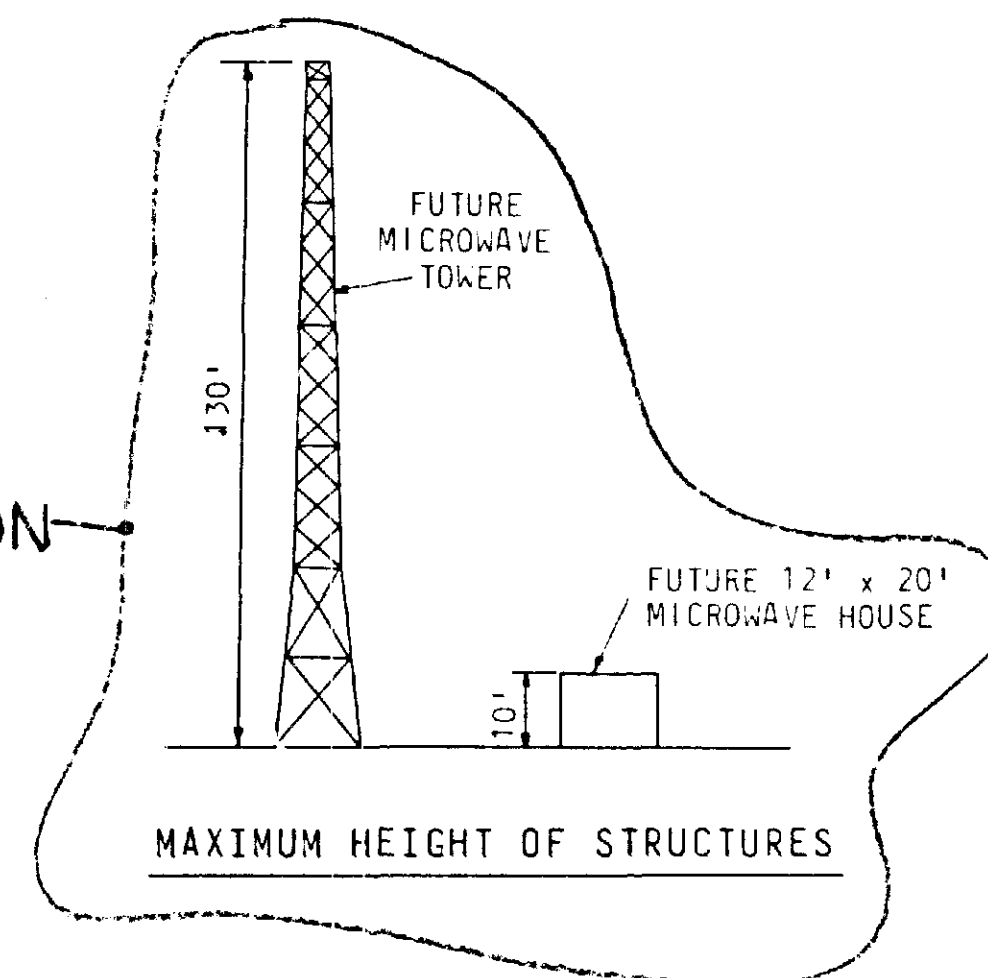
P. 256
E. STONE
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 234
GEORGE G. MAGSAMEN
BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3



VICINITY PLAN
SCALE: 1"=2000'

1980
INSTALLATION



86-207-E

THIS PROPERTY:
LOCATED IN THE 15TH ELECTION DISTRICT
OF BALTIMORE COUNTY
ZONING MAP 4C-EASTERN PRESENTLY ZONED RC-3
TAX MAP #82 P-230 DEED REF 3445/46.3445/16.3700/165
32.037 ACRES ±
SPECIAL EXCEPTION #4495-X GRANTED 10-3-58
PROPERTY OUTLINE BASED ON A SURVEY PREPARED BY
DOLLENBERG BROTHERS, SURVEYORS & CIVIL ENGINEERS
DATED AUGUST 21, 1958

J.F. DOUTHART 3RD (P.L.S. #10)
ELECTRIC ENGINEERING DEPARTMENT
BALTIMORE GAS & ELECTRIC COMPANY

Rev.	Date	Job Order	Description	Approved	ENGINEERING	PLOT PLAN FOR ZONING
	1979	MD-8463	INSTLN OF MICROWAVE TOWER & HOUSE	<i>[Signature]</i>	Civil <i>[Signature]</i> Elec. <i>[Signature]</i> Mech. <i>[Signature]</i> Transm. <i>[Signature]</i> Chief Eng. <i>[Signature]</i> Manager <i>[Signature]</i>	230-115KV SUBSTATION NORTHEAST
					DESIGN & DRAFTING Designed <i>[Signature]</i> Drawn <i>[Signature]</i> Checked <i>[Signature]</i> Date App'd. 10-4-79 (U.S.C. 80.1)	BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
					File <i>[Signature]</i> Microfilmed <i>[Signature]</i> Orig. <i>[Signature]</i> Rev. <i>[Signature]</i>	2
					Scale 1"=100'-0"	Dwg. 86-207-E

1"=10' 10' 5' 0' 10' 20' 30' 40' 50'

TRUE NORTH

P. 300
G. MARIE JONES
BOX 165, RT 16
BALTIMORE, MD 21220
ZONED RC-3

P. 448
GEORGE A. GARDNER
5715 HILLTOP RD
BALTIMORE, MD 21220
ZONED RC-3

P. 103
ROBBIE A. DECKER
5719 BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 69
BALTIMORE GAS & ELECTRIC CO
BALTIMORE, MD 21203
ZONED RC-3

1980
INSTALLATION

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GAS & ELECTRIC BUILDING
BALTIMORE, MD 21203
ZONED RC-3

P. 460
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10228 BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

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BALTIMORE, MD 21203

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ZONED RC-3

P. 280
SETH S. PETERSON
10208 BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 304
MICHAEL J. BUIT
10204 BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 290
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ZONED RC-3

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ROBERT E. STONE
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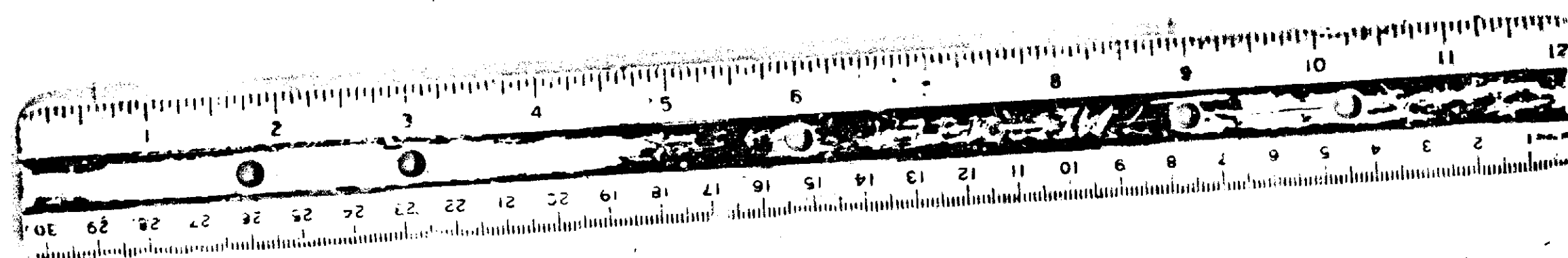
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ZONED RC-3

P. 614
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BALTIMORE, MD 21203
ZONED RC-3

P. 145
GOLDEN WOODS PARTNERSHIP
SUITE 202
330 N. CHARLES ST
BALTIMORE, MD 21201
ZONED D.R. -3.5

P. 601
RICHARD G. MAGSAMEN
10124 BIRD RIVER RD
BALTIMORE, MD 21220
ZONED RC-3

P. 234
GEORGE J. MAGSAMEN
10136 BIRD RIVER RD
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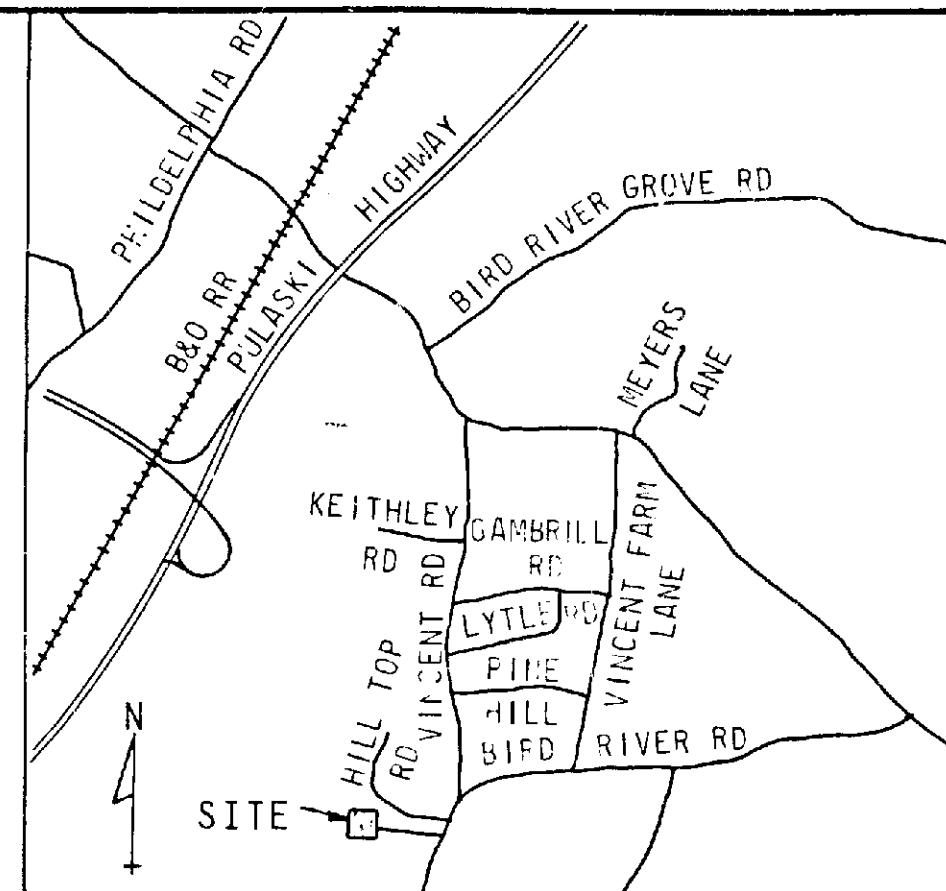
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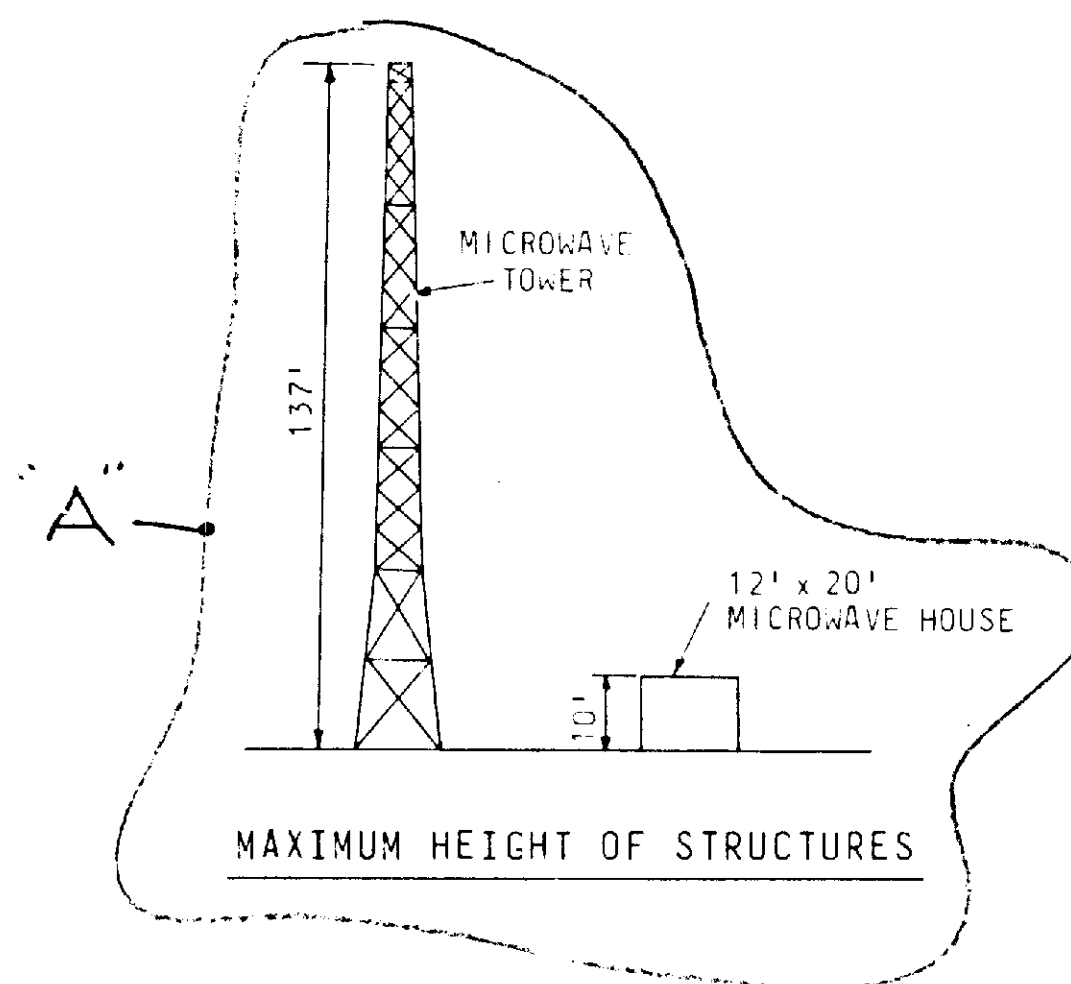
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BALTIMORE GAS & ELECTRIC COMPANY

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					Mech. <i>[Signature]</i>		
					Transm. <i>[Signature]</i>	BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT	
					Chief Eng. <i>[Signature]</i>		
					Manager <i>[Signature]</i>	2	
					DESIGN & DRAFTING		
					Designed <i>[Signature]</i>	Baltimore Gas & Electric Company ELECTRIC ENGINEERING DEPARTMENT	
					Drawn <i>[Signature]</i>		
					Checked <i>[Signature]</i>	File 32-5 Scale 1"=100'-0" Rev.	
					Date App'd. 10-4-79		
					Microfilmed	Dwg. 86-207-E	
					Orig. G Rev.		

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